

shanklin@wright-iw.co.uk

wright
estate agency



- Purpose Built Ground Floor Apartment
- Separate Fitted Kitchen
- Short Walk to Town Centre, Local Train Station & Seafront
- 2 Double Bedrooms
- Allocated Parking
- Furniture Available to Purchase by Separate Negotiation
- Lounge with access to the Communal Garden
- CHAIN FREE
- Viewings Welcome

Flat 2, Lavinia Court Carter Street, Sandown, PO36 8DQ

£179,950

This ground floor apartment forms part of a purpose built block, located within easy walking distance of the Sandown town centre, the seafront with miles of sandy beaches and coastal paths to explore, and the local train station with direct ferry connections to the mainland.

The very well-presented accommodation comprises a comfortable lounge, separate fitted kitchen, 2 double bedrooms and shower room. Additionally, the apartment benefits from allocated parking located at the front of the building, and direct access from the lounge and kitchen to the communal garden at the rear of the building

The convenient location and ground floor accommodation makes this an ideal home for anyone looking for easy access to the many amenities on offer in Sandown, without the worry of stairs and the maintenance of a garden. A viewing is recommended to appreciate everything this fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Private Hallway

Lounge

12'4 x 12' into bay (3.76m x 3.66m into bay)

Kitchen

13'1 x 7'9 (3.99m x 2.36m)

Bedroom 1

15'8 into bay x 9'6 (4.78m into bay x 2.90m)

Bedroom 2

9'7 x 8'10 (2.92m x 2.69m)

Shower Room

6'10 x 6'10 (2.08m x 2.08m)

Outside

To the front of the building there is allocated parking and communal bin storage. To the rear of the building the well-maintained communal gardens are available for the use of all residents of Lavinia Court.

Lease Information

Share of Freehold.

Service Charge £1200 per annum.

Holiday Letting & Pets are not permitted.



Services

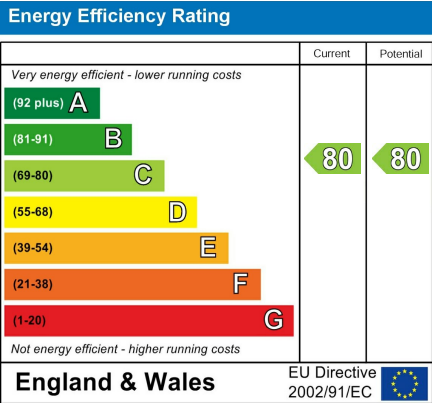
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

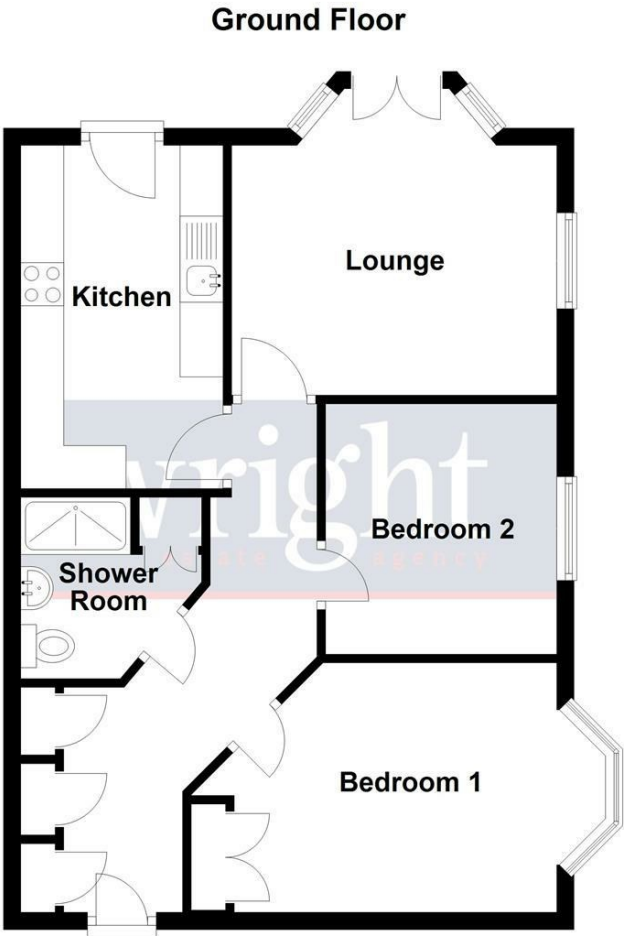
Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
 Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time